

Beaver County
Planning & Zoning Commission
February 21, 2007
7:30 p.m.

Unapproved Minutes

Attendance: Robin Bradshaw, Chairman; Scott Bealer, Rowland Yardley, Jack McMullin, Dennis Miller, Roger Larsen, Scott Robinson, Craig Davis, Administrator; Von Christiansen, Attorney; and Billie Dalton, County Commissioner.

Visitors: Paul Wunderlich, Mark Wunderlich, Bill Treder, Adam Record, David Edwards, Tavish Edwards, Don Moore, Julia M. Moore, Kirby Barkdull, Bryan Harris, and Scott Newmeyer

Called to order at 7:37 p.m. and Von Christiansen led us in the Pledge of Allegiance.

Scott Robinson was welcomed as a new member of the board.

MINUTES

The minutes from the November 15, 2006 meeting were read, discussed and added to. Jack made a motion to approve the minutes with the corrections mentioned and subject to a review of the recorded minutes. Rowland seconded the motion. The motion passed unanimously.

Rowland and Jack left the table & room citing conflict of interest on the next agenda item.

CONDITIONAL USE PERMIT

Adam Record was there for YES Co., they would like to build 7 billboards North & South of the Manderfield Exit on David Edwards property. They discussed Dave needing to sign the application, problem with the sign closest to the house, lighting, valuation being \$50,000 per sign, sign pole being painted black, signs always filled, and the signs are 44 feet tall. Roger made a motion to recommend to the County Commission to approve the C.U.P. for 6 signs and a possible 7th if they can find another location. Scott R. seconded the motion. Motion passed unanimously.

Rowland and Jack returned to the table, Scott B. left the table & room citing conflict of interest on the next agenda item.

CONDITIONAL USE PERMIT

Paul Wunderlich would like to build more storage sheds on his property just north of Milford. He already has a C.U.P. for the ones there, he would like to add 30 more units

just west of the others, the building will be 150 feet by 40 feet. Dennis made a motion to approve the C.U.P. Jack seconded the motion. Motion passed unanimously.

Scott returned to the table.

CONDITIONAL USE PERMIT

Bryan Graham was not able to be there to discuss his project to build a Mink farm, he sent a handout. Scott Newmeyer said he could answer some questions if needed, he has family that owns some fur farms. They discussed it being in an agriculture zone, how many kits do they have at a time (4 to 12), 6 months born to being harvested, carcasses used for dog food, having pigs to eat the leftover food, location on property, how close to homes, smell, numbers of mink, state permits, Bryan sending out letters to his neighbors (who did he send them too), and the findings on the application needing to be fixed. Rowland made a motion to table this item until we can get some more information and talk to Bryan. Dennis seconded the motion, motion passed unanimously.

Scott returned to the table and Robin left the table & room citing conflict of interest on the next agenda item. Rowland was appointed as temporary chairman.

FINAL PLAT

Kirby Barkdull's subdivision Beaver Valley Estates is ready for final plat approval. Craig said the only thing they were going to do is exclude a portion of lot 5 to become a future roadway. The county will not be accepting dedication of the roads until they are brought up to county standards. Roger made a motion to recommend the County Commission approve the final plat for Beaver Valley Estates provided they fix the plat to reflect the change to lot 5. Scott R. seconded the motion. Motion passed unanimously.

Robin came back to the table and returned as chairman. Scott R. left table citing conflict of interest on the next agenda item.

CONDITIONAL USE PERMIT TRANSFER

Riley Robinson was there, they would like to change the C.U.P.'s that were in JR Readymix's name into Rinker Materials. Riley is the Utah Area Manager for Rinker Materials. After discussing the ordinance regarding transfers, Jack made a motion to approve the transfer of the C.U.P.'s. Roger seconded the motion. Motion passed unanimously.

ORDINANCE

Von explained that this ordinance will allow the County Commission to act as the Board of Adjustments. Rowland made a motion to recommend the County Commission approve this ordinance. Dennis seconded the motion. Motion passed unanimously.

ITEMS OF DISCUSSION

Robin asked that the board be careful voting on issues where there may be a conflict. They discussed work meetings and public meetings and getting a new chairman as Robin

would like to be able to vote on issues. It will be the next agenda to vote on. Dennis had notes from a meeting he went to and 2 letters about Mt. Holly that he gave to everyone. Rowland talked about donations and conflicts of interest. They discussed the issue of public access in regards to Mt. Holly and conditions for their Concept Plan approval. They discussed the draft and time line, they will meet with Bruce Parker at a special work meeting March 7th at 7:00 p.m. Scott B. handed out an advertisement Mt. Holly has out and how they act like it is already done.

There being on other business, the meeting adjourned at 9:30

Minutes read on _____ and approved.

Robin K. Bradshaw, Chairman